



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:46 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN TODD NIGRO, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: BYRON GOYNES

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 21 [VAC-5569]	TABLED
Item 22 [VAR-5567]	TABLED
Item 23 [SDR-5565]	TABLED
Item 24 [VAR-5693]	STRICKEN
Item 25 [VAR-5694]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 26 [SUP-5691]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 27 [SDR-5689]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 28 [VAR-5701]	Withdrawn Without Prejudice
Item 29 [VAR-5713]	Withdrawn Without Prejudice
Item 30 [SDR-5700]	TABLED
Item 31 [WVR-5933]	TABLED
Item 35 [ZON-5669]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 36 [VAR-5952]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 37 [ZON-5788]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 38 [WVR-5790]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 39 [SDR-5789]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 42 [VAR-5878]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 43 [SUP-5877]	Abeyance to 3/10/2005 Planning Commission Meeting

Item 44 [SDR-5876]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 49 [SUP-5894]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 50 [SDR-5893]	Abeyance to 3/24/2005 Planning Commission Meeting

Regarding Item 24 [VAR-5693], MR. RANKIN explained the applicant had redesigned the site and the application was no longer needed.

MR. RANKIN told the Commission that a late request was submitted for the abeyance of Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to the 3/24/2005 Planning Commission meeting; however, he understood the applicant would request the abeyance be moved forward and heard at the 3/10/2005 meeting.

Regarding Item 49 [SUP-5894] and Item 50 [SDR-5893], MR. RANKIN explained that the items must be heard by City Council for a Review of Condition before moving forward. They are scheduled for the 3/16/2005 City Council meeting.

MR. RANKIN indicated that Item 5 [SDR-5898] needed to be pulled from the One Motion One Vote agenda. He also noted that the header on that page was incorrect and that if approved, the item would move forward to the 3/16/2005 City Council meeting, not the 4/06/2005 meeting.

He stated that there would be condition changes to Item 5 [SDR-5898], Item 10 [SDR-5614], Item 17 [SDR-5887] and Item 57 [SDR-5896].

MR. RANKIN concluded by indicating the Commissioners were given some text amendments to review at their leisure.

VICE CHAIRMAN TRUESDELL requested that Item 2 [VAC-5793] be pulled off the One Motion One Vote agenda.

MEETING ADJOURNED AT 5:51 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN NIGRO.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN TODD NIGRO, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

MINUTES:

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items have requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 21 [VAC-5569]	TABLED
Item 22 [VAR-5567]	TABLED
Item 23 [SDR-5565]	TABLED
Item 24 [VAR-5693]	STRICKEN
Item 25 [VAR-5694]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 26 [SUP-5691]	Abeyance to 3/10/2005 Planning Commission Meeting

Item 27 [SDR-5689]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 28 [VAR-5701]	Withdrawn Without Prejudice
Item 29 [VAR-5713]	Withdrawn Without Prejudice
Item 30 [SDR-5700]	TABLED
Item 31 [WVR-5933]	TABLED
Item 35 [ZON-5669]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 36 [VAR-5952]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 37 [ZON-5788]	Abeyance to 3/10/2005 Planning Commission Meeting
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Item 39 [SDR-5789]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 42 [VAR-5878]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 43 [SUP-5877]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 44 [SDR-5876]	Abeyance to 3/10/2005 Planning Commission Meeting
Item 49 [SUP-5894]	Abeyance to 3/24/2005 Planning Commission Meeting
Item 50 [SDR-5893]	Abeyance to 3/24/2005 Planning Commission Meeting

Regarding Item 24 [VAR-5693], MR. RANKIN explained the applicant had redesigned the site and the application was no longer needed.

MR. RANKIN told the Commission that a late request was submitted for the abeyance of Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to the 3/24/2005 Planning Commission meeting; however, he understood the applicant would request the abeyance be moved forward and heard at the 3/10/2005 meeting. MARGO WHEELER, Deputy Director, Planning & Development Department, stated that she could speak on behalf of the applicant and confirmed the request is for abeyance to 3/10/2005.

Regarding Item 49 [SUP-5894] and Item 50 [SDR-5893], MR. RANKIN explained that the items must be heard by City Council for a Review of Condition before moving forward. They are scheduled for the 3/16/2005 City Council meeting.

MR. RANKIN indicated that Item 5 [SDR-5898] needed to be pulled from the One Motion One Vote agenda. He also noted that the header on that page was incorrect and that if approved, the item would move forward to the 3/16/2005 City Council meeting, not the 4/06/2005 meeting.

He stated that there would be condition changes to Item 5 [SDR-5898], Item 10 [SDR-5614], Item 17 [SDR-5887] and Item 57 [SDR-5896].

MR. RANKIN concluded by indicating the Commissioners were given some text amendments to review at their leisure.

VICE CHAIRMAN TRUESDELL requested that Item 2 [VAC-5793] be pulled off the One Motion One Vote agenda.

COMMISSIONER McSWAIN indicated that she would vote on the abeyance requests for Item 21 [VAC-5569], Item 22 [VAR-5567] and Item 23 [SDR-5565]; however, when the items were brought back before the Commission, she would abstain because her company, Terra Contracting, is doing work for KB Homes. The same situation applies to Item 49 [SUP-5894] and Item 50 [SDR-5893] because her company is doing work for Montecito.

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

(6:03 – 6:07)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

SUBJECT:

Approval of the minutes of the January 13, 2005 Planning Commission Meeting

MOTION:

None.

MINUTES:

The initial motion for approval by TRUESDELL of the Planning Commission minutes, which carried unanimously, was rescinded upon a subsequent motion by TRUESDELL, which also carried unanimously.

COMMISSIONER TRUESDELL indicated that he had been mistaken about which set of minutes the Planning Commission had reviewed.

(6:01 – 6:01)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

CHAIRMAN NIGRO announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN NIGRO read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

CHAIRMAN NIGRO noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-5879 - TENTATIVE MAP - ONE QUEENSRIDGE PLACE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: QUEENSRIDGE TOWERS, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 219-UNIT CONDOMINIUM COMPLEX AND CLUBHOUSE on 14.52 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001), PD (Planned Development) Zone, Ward 2 (Wolfson).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to conditions Consent Item 1 [TMP-5879] – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN NIGRO stated this was a consent item.

(6:07 – 6:08)

1-213

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 1 – TMP-5879

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Rezoning ZON-4205, Site Development Plan Review SDR-4206, and Variance VAR-4207.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.
 - (a) The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components.
 - (b) The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan.
 - (c) The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is then required to provide for said maintenance.
 - (d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Include the following note on the Final Map: Any area not occupied by building shall be a public drainage easement to be privately maintained by the Homeowners' Association.
7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 1 – TMP-5879

CONDITIONS – Continued:

9. Site development to comply with all applicable conditions of approval for ZON-4205 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-5793 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Petition to Vacate U.S. Government Patent Easements generally located west of Cliff Shadows Parkway, north of the Buckskin Avenue alignment, Ward 4 (Brown).

SET DATE: 03/02/04 C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to HOLD IN ABEYANCE – UNANIMOUS

Held in Abeyance to 2/24/2005 Planning Commission meeting

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application, which pertained to the vacation of a 33-foot patent easement that surrounds the property. He noted that only three feet on the south side of the property could be vacated because of the extension of Buckskin Avenue west to the U.S. Government land to the west and the Red Rock Conservation area. The subject site is one of the few connection points to that area.

FRANK HAMADANI, 2101 Business Center Drive, Irvine, California, appeared on behalf of the applicant and concurred with conditions.

VICE CHAIRMAN TRUESDELL stated he was concerned about how the patent easements would affect a multi-use trail planned in this area. In other areas, patent easements have caused

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 2 – VAC-5793

MINUTES – Continued:

problems with the trail alignments. He found this site to be very sensitive and felt it would be safer to see the Vacation application come before the Commission with the Site Plan and any other necessary companion items.

MR. HAMADANI stated that it was his understanding from staff that no trails would go through the property. The applicant had voluntarily offered to work with the City on installing a horse trail through the project as an extension of the LaMadre Trailhead Project. The current application was only for the removal of the patent. MR. LEOBOLD clarified that there was an existing horse trail that meanders through the site; however, it is not designated as a City trail in this alignment. He confirmed that there are plans to have an equestrian park to the south of Buckskin Avenue, directly across from the subject site. Although he objected to having the item held, MR. HAMADANI informed the Commission that the companion items would be on the 2/24/2005 Planning Commission agenda and he would leave it to the Commission on whether the item should be held.

VICE CHAIRMAN TRUESDELL appreciated the applicant's comments and reiterated that it would be best, in his opinion, to hear all the items together.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:10 – 6:19)

1-298

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-5834 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: BEAZER HOMES - Petition to Vacate U.S. Government Patent Easements generally located at the southeast corner of Elkhorn Road and Fort Apache Road, Ward 6 (Mack).

SET DATE: 03/02/04 C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to conditions– UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Beazer Homes

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or with condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN NIGRO declared the Public Hearing open on Item 3 [VAC-5834] and Item 4 [SDR-5869].

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 3 – VAC-5834

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL asked that Item 2 [VAC-5793] be pulled from the One Motion One Vote portion of the agenda.

CHAIRMAN NIGRO confirmed with DOUG RANKIN, Planning and Development, that Item 5 [SDR-5898] had some late protests filed against it and would have to be pulled from the One Motion One Vote portion of the agenda. He added that there would be a proposed condition change for that item as well.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 3 [VAC-5834] and Item 4 [SDR-5869].

(6:08 – 6:10)

1-230

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-4695 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 3 – VAC-5834

CONDITIONS – Continued:

4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-5869 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/ OWNER: THE CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PUBLIC PARK on 10 acres adjacent to the southwest corner of Iron Mountain Road and Fort Apache Road (A portion of APN 125-07-501-002), C-V (Civic) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL -- APPROVED subject to conditions-- UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN NIGRO explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or with condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

VICE CHAIRMAN TRUESDELL asked that Item 2 [VAC-5793] be pulled from the One Motion One Vote portion of the agenda.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 4 – SDR-5869

MINUTES – Continued:

CHAIRMAN NIGRO confirmed with DOUG RANKIN, Planning and Development, that Item 5 [SDR-5898] had some late protests filed against it and would have to be pulled from the One Motion One Vote portion of the agenda. He added that there would be a proposed condition change for that item as well.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 3 [VAC-5834] and Item 4 [SDR-5869].

(6:08 – 6:10)

1-230

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped December 23, 2004 except as amended by conditions herein.
2. All exterior lighting shall meet the standards of Title 19.08.060(C).
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 4 – SDR-5869

CONDITIONS – Continued:

box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

12. Construct all incomplete half-street improvements on Iron Mountain Road, Fort Apache Road and Brent Lane adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
13. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for Zoning Action Z-0078-01 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5898 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS -
Request for a Site Development Plan Review FOR A TEMPORARY MODULAR HOUSE OF WORSHIP on 4.24 acres adjacent to the southwest corner of Vegas Drive and Durango Drive (APN a portion of 138-29-501-007), C-V (Civic) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and adding the following condition:

- *Upon the issuance of building permits for the modular structure, a three-year review of the temporary modular house of worship shall be conducted by the City of Las Vegas Planning Commission.*

– Motion carried with STEINMAN voting NO

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning & Development Department, gave a brief overview of the application. He explained the proposed structure would serve temporarily while fundraising is

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 5 – SDR-5898

MINUTES – Continued:

underway for the permanent structure. Staff suggested a three-year review of the temporary structure with a two-year extension.

SAMUAL ATTAL, 8605 Sierra Cima Lane and MORDECHAI YERUSHALMI, 8912 Greensboro Lane, appeared on behalf of the applicant and concurred with all conditions.

BOB HASEGAWA and JANN SHEVIN 8624 Sierra Cima Lane, explained that COUNCILMAN BROWN had spoken with the neighborhood several times about this particular piece of property becoming a park. They were shocked to find out the park idea had been exchanged for a temporary modular house of worship. The residents have not seen the project and were concerned about the landscaping and compatibility with the neighborhood. JEWEL WHITE, 8620 Sierra Cima Lane agreed that the main objection was to the temporary structure being approved for five years, not the nature of the use. CAROL LEDUC, 7575 Rome Boulevard, asked how the item was noticed and if the applicant was required to have a neighborhood meeting.

MR. RANKIN stated the application did not require a neighborhood meeting. Regarding the transition from a park to the house of worship, MR. RANKIN explained there had been two projects proposed of a park nature prior to this application.

MR. YERUSHALMI stated that any concerned residents were invited to meet with the project architect. MR. ATTAL confirmed for CHAIRMAN NIGRO that the timetable for a permanent structure was at less than three years.

COMMISSIONER McSWAIN confirmed with MR. RANKIN that the City must bring back a new Site Plan if this project moves forward. She clarified with MARGO WHEELER, Director, Planning & Development, that this site is being landscaped and would have parking as if it were a permanent structure.

COMMISSIONER GOYNES advised the applicant that a neighborhood meeting would have been a considerate thing to do for the neighbors.

COMMISSIONER EVANS asked MR. RANKIN what was proposed for the balance of the property. MR. RANKIN stated it was a Bureau of Land Management parcel leased by the City, which included a Nevada Power plant.

COMMISSIONER STEINMAN was concerned about how the church would park a large congregation. MR. YERUSHALMI stated that members of the Orthodox faith would not normally drive on prayer days. Members would be walking to the services.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 5 – SDR-5898

MINUTES – Continued:

COMMISSIONER STEINMAN voiced concerns about allowing a temporary structure within the neighborhood. MR. YERUSHALMI guaranteed they would keep their promise to the City to work within the established timeframe.

CHAIRMAN NIGRO said he would support the initial three-year approval but would want to see definite progress and could not voice support of a two-year extension at this time. COMMISSIONER EVANS concurred and confirmed with the applicants that there would be some degree of aesthetically pleasing landscaping during the temporary phase of the project.

VICE CHAIRMAN TRUESDELL asked if the applicant would be willing to meet with the neighbors with concerns before the items were heard by City Council. The applicant agreed.

CHAIRMAN NIGRO declared the Public Hearing closed.

(6:19 – 6:40)

1-580

CONDITIONS:

Planning and Development

1. Any childcare operation that is part of the proposed use shall be limited to children of the members of the Church/ House of Worship.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 12/28/04, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 5 – SDR-5898

CONDITIONS – Continued:

box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 5 – SDR-5898

CONDITIONS – Continued:

12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

13. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
15. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-17-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RESCIND PREVIOUS ACTION OF APPROVAL - SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS of the 1,000-foot distance separation requirement between similar uses and the 200-foot distance separation requirement from residential uses at 2121 South Decatur Boulevard, Suite #2 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED the rescission – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 6 [SUP-4930-RESCIND] and Item 7 [SUP-4930].

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the applications explaining the first action would rescind a previous action of approval for a Special Use Permit. Several problems with the original application included relocation of the store within the shopping center, which affected the notification area. Also, the incorrect suite number had been listed on the agenda summary page and the new location was less than the required 1,500 square-foot minimum so a waiver had to be added to the application.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 6 – SUP-4930 – RESCIND

MINUTES – Continued:

BILL CURRAN, Attorney, Curran and Perry, 300 South 4th Street, concurred with MR. LEOBOLD’S assessment of the situation and asked for re-approval of the permit.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 6 [SUP-4930-RESCIND] and Item 7 [SUP-4930].

(6:40 - 6:45)

1-1320

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-4930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUR CREDIT, INC. D/B/A LAS VEGAS FINANCE - OWNER: SAHARA PAVILION NORTH U.S., INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN SIMILAR USES, THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL USES AND THE 1,500 SQUARE-FOOT MINIMUM FLOOR AREA REQUIREMENT at 4750 West Sahara Avenue, Suite V29 (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions– Motion carried with EVANS voting NO

To be heard by City Council 3/16/2005

MINUTES:

See Item 6 [SUP-4930 – RESCIND] for all related discussion.

(6:40 - 6:45)

1-1320

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 7 – SUP-4930

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit shall constitute approval of waivers of the minimum 1,500 square foot size requirement, thereby allowing the use to occur in a 1,293 square-foot tenant space and of the required 1,000-foot distance separation between similar uses and the 200-foot distance separation requirement from residential uses.
2. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified use.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-5612 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

DOUG RANKIN, Planning & Development Department, gave a brief overview of the applications. The items were held from the 1/27/2005 meeting to address the neighbors concerns with the location of a service road.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 8 – GPA-5612

MINUTES – Continued:

CAROLE BAILEY, Clark County School District, 4212 Eucalyptus Avenue, appeared on behalf of the applicant with the project architects JOHN LOPEMAN and ROBIN CAULFIELD. She accepted staff's conditions except for Condition 2 on Item 10 [SDR-5614]. The condition pertained to future portables and the applicant requested the condition be deleted.

STAN KOPAC, 8228 Fulton Ranch Street, TINA SNYDER and DAVID DUNN, 8308 Fulton Ranch Road, JEFF ROTH, 8304 Fulton Ranch Street, stated the residents have no problem with the school but did not agree with the necessity of the access road. The street is against the wall on the back property line of the homes and would encourage loitering and theft. MR. ROTH stated that the school district is offering to make the street wider and the boulders larger but that just gives the criminal element more room to work in and something to climb over the walls on. The residents suggested flipping the design of the project so the road was on the opposite side of the property where it would not border residential property. The residents felt that without the road, there would be school related congestion on Horse Avenue twice a day for approximately 15 minutes during loading and pick up hours and then the remainder of the day, the traffic would return to normal. They preferred that sporadic congestion to having the road behind their homes.

CHAIRMAN NIGRO asked Planning and Public Works staff to comment on the current plan under consideration compared to the amended plans the school district brought forward for review. BART ANDERSON, Public Works Department, confirmed that the applicant and staff did discuss various options for this situation. He explained that Horse Drive is a master-planned street and as such, it is possible that parking there could be eliminated in the future. Elimination of the parking would require the school to provide a way for parents to park adjacent to the school to drop off and pick up children. Staff felt access is needed because of this. Moving the private road to the other side of the school would result in three conflict points between the parents' vehicles and the bus access. The road, as being considered, would result in only one conflict point so staff would be supportive of the plan with minimal conflict.

COMMISSIONER GOYNES asked MS. BAILEY why the school district did not take into consideration the residents before the plans were drafted. MS. BAILEY responded that the school district does not just move into an area without regard for the neighbors. The architects have faced several scenarios and are creative when trying to appease the neighbors. To help alleviate the neighbor's concerns, MS. BAILEY explained that the road has been moved approximately 20 feet to the east. It will be 40-feet wide and will have an L-curb on the west side of the road and the sidewalk would be adjacent to the school on the east. In doing so, the pedestrian traffic would be 60 feet away from the residents' wall. The school has also agreed to

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 8 – GPA-5612

MINUTES – Continued:

install low lights to keep the street illuminated as suggested by the neighbors and has offered to place gates on each end of the road that would be locked by school staff when the school was closed. MS. BAILEY concluded by stating there is a one-sided school called Heckethorn which experiences very bad traffic issues daily. The school district is trying to not duplicate those errors.

COMMISSIONER STEINMAN confirmed with MS. BAILEY that it would be probable that parents might park along the street when there are large school events. MR. ANDERSON explained that the street was widened to 40-feet to accommodate both parked cars and drivers. MR. ANDERSON explained, in detail, the three points of conflict that would be created by moving the road to the east side of the property. The commissioner indicated he did not think the gates would be locked as suggested. He hoped for another solution.

There was discussion regarding the possibility of the City giving the school a piece of the adjacent park so the school could be shifted to Bradley Road. It was agreed that there must have been some action that required the school to go where it is situated.

COMMISSIONER McSWAIN said it is hard to find a plan that pleases everyone involved and affected by a project; however, in her opinion, the school district does not seem to offer more than landscaping when neighbors indicate distress over a new school. In this situation, common courtesy and responsibility when dropping off or picking up children and diligence by bus drivers when navigating the turn arounds would help to avoid accidents at the conflict points.

VICE CHAIRMAN TRUESDELL stated the neighbors were open and fair in their concerns. He commented that MR. LOPEMAN is an excellent architect and the school district has come up with excellent solutions to other problems in the past but in this case, they are hung up on technicalities. He said the access road they are proposing is the same width as Alta Drive west of Rancho Drive. He agreed with COMMISSIONER STEINMAN that after a time, the gates would not be closed. VICE CHAIRMAN TRUESDELL agreed with the residents that the expansion of the road and addition of more landscaping would create an area that welcomes mischief. He appreciated all the work on the plan but could not support it.

COMMISSIONER EVANS acknowledged the challenges faced by the school district. He encouraged creative design and working indigenously with the site. He was convinced that there was a solution to the problems associated with the site and felt a solution was not approached with open minds that would meet the needs of the school district while maintaining the integrity of the neighborhood. He would not support the item.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 8 – GPA-5612

MINUTES – Continued:

COMMISSIONER DAVNEPORT shared the sentiment of the other Commissioners in questioning why the road could not be redesigned on the east side of the property. The entire site could be shifted 60-feet over and room would be left for a cut out on the Bradley Road side. He would not support the item.

CHAIRMAN NIGRO stated the school district had worked with staff and the neighbors and although everyone is not satisfied, the school district is in a difficult position. He did not agree that the private road on the east side of the property would be a good thing. It would be away from the neighbors at that point but would create more traffic conflict. The Chairman thought the gates were a great idea.

MS. BAILEY thanked the members for their time. She indicated that although it may look like the school district is indifferent to the neighbors, they are not. The school district is convinced that if the road were shifted to the east side of the site, there would be a greater traffic burden on the entire neighborhood.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

(6:45 – 7:21)

1-1491

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-5613 - REZONING RELATED TO GPA-5612 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions– UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

See Item 8 [GPA-5612] for related discussion on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

(6:45 – 7:21)

1-1491

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2559) to a PF (Public Facilities) land use designation approved by the City Council.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 9 – ZON-5613

CONDITIONS – Continued:

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Horse Drive prior to the issuance of any permits.
4. Construct half-street improvements on Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the east boundary of this site prior to construction of hard surfacing (asphalt or concrete).
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 9 – ZON-5613

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-5614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-561 AND ZON-5613 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC SCHOOL, PRIMARY on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road (APN 125-12-301-005), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – DENIED – Motion carried with NIGRO voting NO

To be heard by City Council 3/16/2005

MINUTES:

See Item 8 [GPA-5612] for related discussion on Item 8 [GPA-5612], Item 9 [ZON-5613] and Item 10 [SDR-5614].

(6:45 – 7:21)

1-1491

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-5814 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

DOUG RANKIN, Planning and Development Department, gave a brief overview of the applications. Some of staff's concerns included the project not meeting the open space requirement of Title 19 and that an open drainage channel and an easement exist in an area the applicant has designated as open space.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 11 – GPA-5814

MINUTES – Continued:

BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, concurred with all conditions and gave a summary of the site. The infill nature of the property makes it difficult to meet every aspect of the Code. The variance is for open space of half an acre. Public Works included a condition stating that the developer, in lieu of compliance with the open space requirement, would make a cash contribution to the Capitol Improvement Project Fund.

COMMISSISONER GOYNES stated the project is appropriate for the area and supported it. The property going commercial would create more conflict in the neighborhood.

COMMISSIONER DAVENPORT discussed with MR. GRONAUER and GARY LEOBOLD, Planning & Development, whether a secondary access required by the Fire Department could double as a drainage easement. MR. LEOBOLD stated staff was concerned about how a flow would be prevented from coming into the cul-de-sac where the homes were. The applicant had indicated that a stem wall might be used, which would preclude the secondary fire access. He did not know how the space could be used for fire access and a drainage point without conflict. Also, to make the road meet public street standards, the applicant would lose at least one lot.

MR. GRONAUER indicated a drainage study was going to be submitted and that would determine how the flow would be handled and if more open space would be lost.

VICE CHAIRMAN TRUESDELL confirmed with BART ANDERSON, Public Works, as a general rule, the City would want to minimize the number of accesses to Lake Mead Boulevard because it has more traffic than Torrey Pines Drive. He added that not having access there would also eliminate the use of the drive as a cut through drivers could use to avoid the intersection.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)

1-3123

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-5816 - REZONING RELATED TO GPA-5814 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:

See Item 11 [GPA-5814] for related discussion on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)

1-3123

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 12 – ZON-5816

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5814) to a Service Commercial land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine the proper mapping procedure for this site and comply with recommendations.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-5819 - VARIANCE RELATED TO GPA-5814 AND ZON-5816 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request for a Variance TO ALLOW 0.38 ACRES OF OPEN SPACE WHERE 0.78 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 47-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [Proposed R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:

See Item 11 [GPA-5814] for related discussion on Item 11 [GPA-5814], Item 12 [ZON-5816], Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)

1-3123

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 13 – VAR-5819

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5816), and Site Development Plan Review (SDR-5815).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution the City of Las Vegas Parks CIP Fund in the amount of \$63,416 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-5815 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5814, ZON-5816 AND VAR-5819 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (a portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) [Proposed: R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone], Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions and amending the following condition:

3. All development shall be in conformance with the site plan and building elevations *date stamped 2/01/2005 for a maximum of 46 units*, except as amended by conditions herein.

– UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes

To be heard by City Council 3/16/2005

MINUTES:

See Item 11 [GPA-5814] for related discussion on Item 11 [GPA-5814], Item 12 [ZON-5816],

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 14 – SDR-5815

MINUTES – Continued:

Item 13 [VAR-5819] and Item 14 [SDR-5815].

(7:21 – 7:37)

1-3123

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-5816) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. For this application setbacks are measured as follows:

Front - is measured from the property line to the face of the garage.

Back - the property line opposite the front

Side – the property lines that runs perpendicular to the front and back

Lot to the lower left of the private drive:

Front (driveway): 6 feet minimum

Back: 5 feet minimum

Side: 5 feet minimum

Lot to the upper left of the private drive:

Front (driveway): 4 feet minimum

Back: 5 feet minimum

Side: 5 feet minimum for one side, 10 feet minimum for opposite side

Lot to the lower right of the private drive:

Front (driveway): 4 feet minimum

Back: 5 feet minimum

Side: 5 feet minimum for one side, 10 feet minimum for opposite side

Lot to the upper right of the private drive:

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 14 – SDR-5815

CONDITIONS – Continued:

Front (driveway): 4 feet minimum

Back: 5 feet minimum

Side: 5 feet minimum for one side, 10 feet minimum for opposite side

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. Air conditioning units shall not be mounted on rooftops
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 14 – SDR-5815

CONDITIONS – Continued:

maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

Public Works

14. Access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of six feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
16. Submit a vacation application for the existing ingress/egress easements, in conflict with this site plan, granted by the Business Center at Lake Mead and Torrey Pines commercial subdivision, Book 96, Page 60.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-5816 and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 14 – SDR-5815

CONDITIONS – Continued:

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the private street exceeds 500-feet in length and is classified as a deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-5820 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RCD HOLDINGS, LLC - OWNER: THE BORSACK GROUP, INC., ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.76 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN 125-27-802-002, 003, 004, 005; 125-27-802-008, 009, 012 and 014), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

5

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

GARY LEOBOLD, Planning and Development Department, gave an overview of the application. Staff was concerned that the proposed lots on Balsam Street facing a sidewalk and block wall and the applicant has redesigned the site plan to address those concerns. The redesign also addressed another concern staff had about drivers cutting through the neighborhood. The redesign has reduced the project by two lots.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 15 – GPA-5820

MINUTES – Continued:

RICHARD MORENO, 300 South 4th Street, appeared on behalf of the applicant and thanked staff for their hard work. After meeting with the neighbors and discussing their concerns, the applicant was submitting the best plan possible. He accepted all conditions.

SHERRI and HOWARD HUGHES, 5853 Rebecca Road, appeared in opposition to this application. Eight units is too much density for this area. MS. HUGHES referenced petitions that had already been submitted with over 200 signatures. The area residents would accept approximately 5 units per acre to be consistent with the neighborhood. MR. HUGHES felt the residents should be heard over the developers. CAROL LEDUC, 7575 Rome Boulevard, was disappointed that the property owner disregarded the negative impact this project has on the neighborhood. HELENE PROSSER, 6913 Glen Landing Drive, strongly opposed the items. MR. MORENO indicated the setback from MS. PROSSER'S wall to the first home of the subject site was increased to 70 feet to help alleviate her concerns.

CECILIA LAUB, 6781 Haven Hollow Avenue, spoke as a representative of the Rio Vista subdivision located directly to the north of this parcel. The subdivision residents could not support these applications without strict density restrictions not to exceed six units per acre. Two years ago the owners were collecting signatures in support of a rezoning the subject site to Office (O). The residents strongly object to any two-story product or houses facing or accessing Balsam Street. She spoke on behalf of 11 individuals who were in attendance.

KRISHNA SHRIVASTAVA, 6908 Glen Landing Drive, opposed the ingress/egress on Balsam Street. He stated that the owner of the subject property opposed a project just like this two years ago. He suggested tabling the items to look at all projects proposed in the area at one time.

COMMISSIONER McSWAIN confirmed with MR. MORENO that the eastern development has homes facing Balsam Street and staff recommended that this subject site be designed the same way to provide continuity. The plans were revised to reflect that suggestion. COMMISSIONER McSWAIN felt that the transition was appropriate and that the impact of two-story products would be minimized by the design and setback. She confirmed with MR. MORENO that at this time, there are no plans for open space amenities.

COMMISSIONER STEINMAN questioned how the traffic would function with 40 homes accessing Balsam Street. MR. LEOBOLD explained that if the road heading north were the only way out of the project, it would substantially increase traffic there. Balsam Street is a 60-foot wide local street and staff felt this was a more satisfactory use of the area from an urban design standpoint.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 15 – GPA-5820

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL preferred this plan to a previous proposal for an office on the site. He confirmed with BART ANDERSON, Public Works Department, that the original proposal for office had traffic exiting to Rio Vista Street and there were no opposing driveways on that street at this location. Public Works was comfortable with the proposal.

VICE CHAIRMAN TRUESDELL questioned MR. MORENO about the setback for a lot numbered as 48 on the plan. MR. MORENO indicated the applicant spoke with the adjacent property owners and there was no objection. VICE CHAIRMAN TRUESDELL said he would prefer to eliminate that lot and include that area in the open space. MR. MORENO offered to move the home from lot 48 to another area currently designated as open space. The Vice Chairman said he would prefer not moving the home but eliminating it. The applicant agreed.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

(7:37 – 8:04)

2-241

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-5880 - REZONING RELATED TO GPA-5820- PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	50
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions – Motion carried with GOYNES voting NO

To be heard by City Council 3/16/2005

MINUTES:

See Item 15 [GPA-5820] for related discussion on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

(7:37 – 8:04)

2-241

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 16 – ZON-5880

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).

Public Works

5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.
6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 16 – ZON-5880

CONDITIONS – Continued:

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5881 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5820 AND ZON-5880 - PUBLIC HEARING - APPLICANT: RCD HOLDINGS LLC - OWNER: JUDIE K. COLLINS, ET AL - Request for a Site Development Plan Review FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) Zone under Resolution of Intent to O (Office) Zone, [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) Zone], Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to conditions and adding the following condition:

- *The approval shall be for a maximum of 90 single-family lots pursuant to the plans submitted at the 2/10/2005 Planning Commission hearing, removing the northern most lot identified as Lot 48.*
- Motion carried with GOYNES voting NO

To be heard by City Council 3/16/2005

MINUTES:

See Item 15 [GPA-5820] for related discussion on Item 15 [GPA-5820], Item 16 [ZON-5880] and Item 17 [SDR-5881].

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 17 – SDR-5881

MINUTES – Continued:

(7:37 – 8:04)
2-241

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 02/07/2005 except as amended by conditions herein.
2. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.
3. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.
4. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 17 – SDR-5881

CONDITIONS – Continued:

11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

16. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 17 – SDR-5881

CONDITIONS – Continued:

Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-5653 - REZONING - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC - Request for a Rezoning FROM: U(UNDEVELOPED) ZONE [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), Ward 2 (Wolfson).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

20

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Letter of support from Suncoast Hotel by Greg Borgel
6. Submitted at meeting – Neighborhood Meeting Summary by Greg Borgel

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/2/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

GARY LEOBOLD, Planning and Development Department, gave a brief overview of the applications. The mixed-use project would consist of 699,000 square feet of commercial activity and 340 residential units, not 375 as was advertised. The commercial buildings would range

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 18 – ZON-5653

MINUTES – Continued:

from one to three stories in height and there will be two five-story buildings and one 10-story building that would be residential.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant and described the site as somewhat difficult because of its odd shape and an existing wash. The site was previously approved as RPD-16, which would have resulted in an apartment complex. The proposal's new urban style provides a residential and commercial opportunity in one development so that people who live there could have many of their daily needs met on site. There are no intrusions on residential adjacency standards and no variances. Knowing the Commission stresses communication between project developers and neighbors, MR. BORGEL submitted a neighborhood meeting summary documenting the communication processes surrounding the project. He also submitted a letter of support from the Suncoast Hotel/Casino. MR. BORGEL concluded by stating the project is well received by most of the surrounding neighbors and called the project a credit to the community.

TOM SHUMAN, JMA Architecture Studios, 10150 Covington Cross Drive, noted that the natural wash would be contained in a box culvert and realigned so the natural grade of the site could be used for two levels of parking below the office/retail development. He showed a rendering of the project and described the surrounding properties and uses. The design combines a European and American concept into one center. The main street is driveable and there is a pedestrian mall and a central plaza. Two five-story and one 10-story condominium development would face Angel Park Golf Course. The neighbors in Angel Park would not see the 10-story building because the five-story building will screen the sight line. The buildings have been pulled as far away from the residential edge as feasible. There is 36-feet of landscaping in the 98 foot area between the development and the residential edge.

MR. SHUMAN noted that traffic was a large concern for the neighborhood and to address that, a large portion of the traffic is moved onto Rampart Boulevard to minimize traffic on Alta Drive. The Alta Drive access is aligned with the future alignment of a Boca Park development. These actions combined with the City's improvements of Durango Drive will result in an easier traffic flow than what currently exists.

ADELAIDE ALTER, 8625 Trianon Lane, objected to the density of the project and the traffic it would generate. TODD DAVIS, 8616 Highland View Avenue and CHRIS ESCOBAR, 308 Torrey Point Court, said they were originally concerned about density, traffic and noise associated with this project but after meeting with Peccole Nevada representatives and touring some of their completed projects, they were in support of the project. MR. ESCOBAR indicated

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 18 – ZON-5653

MINUTES – Continued:

he was also asked to convey the support of a neighbor, MR. PACO ZAHRA, the president of the Angel Park Homeowners Association. MR. ESCOBAR explained why a traffic signal at Venetian Strada was imperative. MR. ESCOBAR also suggested the 5-story buildings be reduced and perhaps making the 10-story structure higher.

CAROLE AYRES, 8628 Desert Bird Drive, stated she supported the project and one of the reasons was because the developers offered the perimeter homeowners an additional 20 feet on their property. Her backyard is currently 17-feet deep and without the 20-foot addition, the proposed eight-foot tall wall would cage her in. MS. AYRES was concerned that one of the homeowners might not agree to the additional property and then nobody would get it.

MR. BORGEL felt the questions were fair and he would address them. Regarding density, the project would have 340 residential units. The prior approval of RPD-16 would have allowed more units. Regarding traffic, the study was done in advance and it shows that with the developers improvements and those of the City, the intersection of Rampart Boulevard and Alta Drive would be at approximately 80 percent of capacity, a number better than that which exists now. Also, the developer has agreed to pay for a traffic signal, which is not located near the property but a condition to do so was imposed and agreed to. Regarding the easement, MR. BORGEL stated that the developer would grant the 20-foot easement to whichever homeowners would like it and that offer included construction of the wall. Currently, all but two homeowners have consented to the easement. Staff felt it would be better to have everyone participate in the offer but the easement is available to anyone in the designated area that wants it. All height standards are met and there are no residential adjacency violations. The 10-story building could not be redesigned higher because it would then violate Code pertaining to height.

LARRY MILLER, Peccole Nevada Corporation, 851 South Rampart Boulevard, concurred with the statements of MR. BORGEL and pointed out that the residents would exit onto Rampart Boulevard. The residents could get to Alta Drive but it would be the long way to exit the development. MR. MILLER thanked the neighborhood for their time and cooperation.

CHAIRMAN NIGRO said the backup made it clear that the developer worked extensively with the neighbors and he commended them for doing so. It would not be uncommon for a project of this magnitude to have multiple speakers with concerns and there were only a few who spoke on this item. He also thanked the developer for meeting the Commissioners prior to the meeting to brief them on the project, which is fairly complex.

COMMISSIONER McSWAIN clarified with MARGO WHEELER, Director, Planning & Development, that the developer's generous offer of the 20-foot easement was not conditioned by staff because it was a private arrangement between the developer and the homeowners.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 18 – ZON-5653

MINUTES – Continued:

Staff would like to look at the situation to make sure maintenance is addressed. COMMISSIONER McSWAIN said the project was beautiful and well organized and she was happy that there were no height variance requests.

COMMISSIONER STEINMAN thanked the developer for doing the traffic study. He was satisfied with the study except he was concerned with the acceleration lane when exiting the property heading north on Rampart Boulevard. He also felt there should be a deceleration lane turning right into the project and a double left turn lane going southbound on Rampart Boulevard into the two entrances. He asked if left turn lanes would be permitted out of the Suncoast Casino across from this property. MR. BORGEL said the acceleration and deceleration lanes would conform with the City Engineer's requirements. BART ANDERSON, Public Works, stated the plan does show a raised median cutting off left turns out of the Suncoast Hotel. Technically, the single left turn lane into the project would suffice for this project.

VICE CHAIRMAN TRUESDELL also thanked the applicant for having so many neighborhood meetings and working with the neighbors so well. The project is complex and as they become more familiar in the Valley, staff and the Commission will know more about them. Living near the site, he is very familiar with the traffic issues in the area. He supported the applications but wanted to be sure the driveways along Alta Drive were aligned properly. Having traffic driving through the neighborhoods because of missing turns into commercial sites was not what he wanted.

CHAIRMAN NIGRO said that modifying the Code to allow the 10-story building to exceed the height requirement would set a precedent in the neighborhood the residents would not be happy with. The current proposed height is in compliance with all Codes.

COMMISSIONER GOYNES suggested the addition of a water element to compliment the ambiance of the center. He acknowledged the drought but knew there are ways to use recycled water for fountains.

MS. WHEELER indicated that changes needed to be made to Condition 3 of Item 20 [SDR-5657] and that she wanted to add a condition requiring the review and approval the maintenance agreements pertaining to the property line adjustment on the eastern portion of the site. MR. BORGELL clarified that the developer would not be maintaining the 20 feet given to each homeowner. The developer would grant that easement to the homeowners and move the wall, but the 20-foot easement would be on the homeowners side of the wall. He suggested new language; however, MS. WHEELER stated she understood the situation when wording the condition and clarified it only applied to the applicant's property, not the individual properties.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 18 – ZON-5653

MINUTES – Continued:

CHAIRMAN NIGRO declared the Public Hearing closed on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

(8:04 – 8:49)

2-1178

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Special Use Permit (SUP-5853) and a Site Development Plan Review (SDR-5657) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
4. Construct all incomplete half-street improvements on Alta Drive and Rampart Boulevard adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
7. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 18 – ZON-5653

CONDITIONS – Continued:

to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a map subdividing this site, whichever may occur first, if allowed by the City Engineer. **We note that a portion of this site is within a FEMA Flood Zone “A”.**
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 18 – ZON-5653

CONDITIONS – Continued:

compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-5853 - SPECIAL USE PERMIT RELATED TO ZON-5653 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC - Request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) [GC (General Commercial) General Plan Designation] Zone, [Proposed: C-2 (General Commercial)], Ward 2 (Wolfson).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

20

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Letter of support from Suncoast Hotel by Greg Borgel
6. Submitted at meeting – Neighborhood Meeting Summary by Greg Borgel

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/2/2005

MINUTES:

See Item 18 [ZON-5653] for related discussion on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

(8:04 – 8:49)

2-1178

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 19 – SUP-5853

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed-Use development.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5653) and Site Development Plan Review (SDR-5657).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-5657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5653 AND SUP-5853 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC - Request for a Site Development Plan Review TO ALLOW A MIXED-USE DEVELOPMENT TO INCLUDE 700,000 SQUARE FEET OF COMMERCIAL SPACE AND 375 RESIDENTIAL CONDOMINIUM UNITS IN (1) 10-STORY AND (2) 5-STORY RESIDENTIAL CONDOMINIUM BUILDINGS on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation], [Proposed: C-2 (General Commercial)], Ward 2 (Wolfson).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

20

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Letter of support from Suncoast Hotel by Greg Borgel
6. Submitted at meeting – Neighborhood Meeting Summary by Greg Borgel

MOTION:

TRUESEL – APPROVED subject to conditions, adding the following condition:

- *The maintenance agreements for the eastern property line adjustments shall be submitted to the City of Las Vegas for review and approval.*

and amending the following condition:

3. All development shall be in conformance with the site plan, dated 1/28/05 for a maximum of 340 residential units, and the building elevations and other documentation, dated 11/30/04, except as amended by conditions herein.

– UNANIMOUS

To be heard by City Council 3/2/2005

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 20 – SDR-5657

MINUTES – Continued:

See Item 18 [ZON-5653] for related discussion on Item 18 [ZON-5653], Item 19 [SUP-5853] and Item 20 [SDR-5657].

(8:04 – 8:49)

2-1178

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-5653) and a Special Use Permit (SUP-5853) to allow Mixed-Use development, approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, dated 1/28/05, and the building elevations and other documentation, dated 11/30/04, except as amended by conditions herein.
4. Landscape islands shall be provided in the surface parking lot in accordance with the requirements listed in Title 19.12.040. Trees shall be provided at a ratio of one tree for every six spaces in the surface parking lot.
5. All required perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffer areas and the width of all buffers shall conform to the minimum requirements listed in Title 19.12.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Turf in other areas shall be limited to 12.5% of the total landscape area.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to incorporate the required changes demonstrating conformance with Code.
8. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 20 – SDR-5657

CONDITIONS – Continued:

9. All structures shall conform to the Residential Adjacency Standards listed in Title 19.08.060.
10. All glazing shall conform to the requirements listed in Title 19.08.045.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the site of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and properties.
13. Loading zones and services areas shall be screened from view of abutting streets and properties by a screen wall or dense landscaping. An additional sound wall shall be provided in front of the loading area on the east side of the site to buffer the area from the abutting residential properties.
14. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties in accordance with the Residential Adjacency Standards.
15. A Master Sign Plan shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. No access shall be allowed from the subject site to Venetian Strada.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 20 – SDR-5657

CONDITIONS – Continued:

19. No trash pick-up service or deliveries shall be allowed to the loading area on the east side of the property between the hours of 10:00 p.m. and 7:00 a.m. Failure to comply with this requirement shall result in action by the Code Enforcement Division.
20. The emergency access road on the east side of the development site shall be limited to emergency vehicles only, and shall not be used by residents or guests of the development.
21. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

22. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
23. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
24. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
25. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
27. Site development to comply with all applicable conditions of approval for Zoning Reclassifications ZON-5653, SUP-5853 and all other subsequent site-related actions.
28. Landscape and maintain all unimproved rights-of-way adjacent to this site.
29. Submit an Encroachment Agreement for all landscaping and private improvements, located within the public rights-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 20 – SDR-5657

CONDITIONS – Continued:

30. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
31. The developer of this site shall post a bond in the amount of \$350,000 to cover the cost of a traffic signal system at the intersection of Durango Drive and Venetian Strada/Lunsford Avenue, and the developer shall design and construct the signal within 1 year after issuance of the certificate of occupancy and/or final inspection for the final condominium building proposed on this site if and only if a signal warrant study, to be performed by the City at or about that same time warrants the signal. Said bond amount shall be included with the overall bond for off-site improvements associated with this project, and will not be released until the signal is accepted for maintenance by the city. Should the signal not meet warrants upon review of the study, this additional bond will be released as soon as possible.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAC-5569 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Petition to Vacate U.S. Government Patent Easements located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-5567 RELATED TO VAC-5569 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Request for a Variance TO ALLOW 9,285 SQUARE FEET OF OPEN SPACE WHERE 9,900 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and **HOLD IN ABEYANCE** Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; **STRIKE** Item 24 [VAR-5693]; **TABLE** Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and **WITHDRAW WITHOUT PREJUDICE** Item 28 [VAR-5701], Item 29 [VAR-5713] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-5565 RELATED TO VAC-5569 AND VAR-5567 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-5693 - VARIANCE - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP. - Request for a Variance TO ALLOW 132 PARKING SPACES WHERE 148 SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH A TAVERN on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6, (Mack).

THE APPLICANT REQUESTS THIS ITEM BE STRICKEN FROM THE AGENDA

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends STRIKE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and **HOLD IN ABEYANCE** Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; **STRIKE** Item 24 [VAR-5693]; **TABLE** Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and **WITHDRAW WITHOUT PREJUDICE** Item 28 [VAR-5701], Item 29 [VAR-5713] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR:** M. MARGO WHEELER☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - VAR-5694 - VARIANCE RELATED TO VAR-5693 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP. - Request for a Variance TO ALLOW A 24-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 73 FEET on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), ward 6, (Mack).

C.C. 03/16/05**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.**
City Council Meeting**4****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.**
City Council Meeting**0****RECOMMENDATION:**

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-5691 - SPECIAL USE PERMIT RELATED TO VAR-5693 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP.
 - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6, (Mack).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL - Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-5689 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5691, VAR-5693, AND VAR-5694 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: A.L.M. CORP. - Request for a Site Development Plan Review FOR A 6,115 SQUARE-FOOT TAVERN AND A WAIVER OF TRASH ENCLOSURE SEPARATION on 2.55 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), ward 6, (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	4
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – Motion to bring forward and **HOLD IN ABEYANCE** Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; **STRIKE** Item 24 [VAR-5693]; **TABLE** Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and **WITHDRAW WITHOUT PREJUDICE** Item 28 [VAR-5701], Item 29 [VAR-5713] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - VAR-5701 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES L. MOORE - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 1.04 acres at 2700 Alta Drive (APN 139-32-701-003), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).

THE APPLICANT HAS REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends WITHDRAWAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-5713 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:
FIRST CHRISTIAN CHURCH - Request for a Variance TO ALLOW AN EXISTING SIGN TO BE RAISED TO 13 FEET IN HEIGHT WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 4.81 acres at 101 South Rancho Drive (APN 139-32-501-001) R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

P.C. FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL - Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-5700 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING – APPLICANT/OWNER: LAND INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A 28-UNIT SINGLE-FAMILY DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development) [ML (Medium-Low Residential) Lone Mountain Master Plan Land Use Designation, Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-5933 - WAIVER RELATED TO SDR-5700 - PUBLIC HEARING - APPLICANT/OWNER: LAND INVESTMENTS, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 195 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

THE APPLICANT REQUESTS THIS ITEM BE TABLED

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-5711 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SANSONE DEVELOPMENT - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A 40,125 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE BUILD TO LINE, FRONT LANDSCAPING, AND FRONT, SIDE AND REAR SETBACK STANDARDS on 4.18 acres adjacent to the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-005), U (Undeveloped) [PF (Public Facilities) General Plan Designation] Under Resolution Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions and amending the following condition:

3. All development shall be in conformance with the submitted revised site plan *for a maximum of 38,089 square feet* and building elevations date-stamped 01/28/05, except as amended by conditions herein.
- Motion carried with STEINMAN voting NO

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, gave a brief overview of the proposed project.
 The

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 32 – SDR-5711

MINUTES – Continued:

applicant is proposing parking lot landscaping using diamonds instead of landscape fingers. This does not meet Code; however, they are providing a larger number of diamonds with trees and it exceeds the City's Code requirement for parking lot landscaping.

JAMES GRINDSTAFF, 3138 Quail Crest Avenue, appeared on behalf of the applicant and thanked staff for all of their help. He explained the applicant would prefer to use the landscape diamonds because they can provide a greater shade field. He asked that Condition 3 be amended to allow the diamonds.

MR. GRINDSTAFF also questioned Condition 11 explaining the traffic study had already been reviewed and approved by Nevada Department of Transportation (NDOT). NDOT agreed with the study that 201.1 was not warranted on the current movements so the applicant asked that Condition 11 be deleted. BART ANDERSON, Public Works, clarified that the condition contained verbiage stating "unless specifically noted as not required in the approved Traffic Impact Analysis". If the applicant correctly represented the study indicated it was not warranted, the condition, as written, would still work. MR. GRINDSTAFF was satisfied with that clarification and did not request amendment to the condition.

COMMISSIONER McSWAIN did not have an issue with the diamonds and would support the request to allow the diamonds to be used.

COMMISSIONER STEINMAN stated the area is very bad due to the stacking caused by people waiting to get on the I-95. He voiced concerns over the left turn exiting the site to access Lake Mead Boulevard. The egress should be right turn only to avoid problems. MR. GRINDSTAFF acknowledged his remarks and explained the situation is pre-existing and the applicant cannot be held responsible for it. The Commissioner could not support the item without a restriction on that egress. MR. ANDERSON stated that no left turn out of any property is guaranteed on a 100-foot right-of-way. If an accident history developed or the City Traffic Engineer judges it as unsafe, the left turns could be closed with a raised median. COMMISSIONER STEINMAN could not understand why accidents have to happen before action is taken.

VICE CHAIRMAN TRUESDELL found it odd that there was a public right-of-way running through the property and clarified with MR. ANDERSON that the conditions imposed on this application did were not applicable to the development to the east of the subject site. MR. ANDERSON explained that there is a Bureau of Land Management (BLM) right-of-way across the site and it does slice it into two pieces. The application pertains to the larger section and the remainder of the parcel would be the restaurant property. Staff understood the buyer of the BLM site and the entities to the east have entered into a private agreement regarding ownership. Their

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 32 – SDR-5711

MINUTES – Continued:

side of the street and parking lots are already built. The conditions on this application apply to the larger section only. These conditions would clear up the title issue on the large parcel. VICE CHAIRMAN TRUESDELL felt the new design was improved and he would support the item.

CHAIRMAN NIGRO declared the Public Hearing closed.

(9:11 – 9:22)

2-3198

CONDITIONS:

Planning and Development

1. The site plan shall be revised to depict two additional loading spaces as required by Title 19.10.020 of the Zoning Code.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the submitted revised site plan and building elevations date-stamped 01/28/05, except as amended by conditions herein. The applicant shall redesign the parking lot landscaping to eliminate the landscape “diamonds” and replace them with landscape “islands” on the landscaping and site plans.
4. Landscaping shall be provided in accordance with the revised landscape plan date-stamped 01/28/05. The use of turf shall be limited to 12.5% of all landscape areas on the site.
5. The required landscaping and a permanent underground sprinkler system shall be installed as required and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Prior to the submittal of a building permit, the applicant shall meet with staff of the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Any on-site trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.045.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 32 – SDR-5711

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. All City code requirements and design standards of all City departments must be satisfied.

Public Works

11. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.
12. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
13. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
14. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 32 – SDR-5711

CONDITIONS – Continued:

15. Obtain an Encroachment Agreement for all landscaping and private improvements in the public right-of-way.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5206 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-5782 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRACIE J. LOCKETT-GREEN - Request for a Site Development Plan Review FOR PROPOSED CONVERSION OF AN 821 SQUARE-FOOT HOUSE TO A PROFESSIONAL OFFICE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS FOR UNDERGROUND UTILITIES, AND PARKING LOT AND STREETSCAPE LANDSCAPING AND TREATMENTS on 0.17 acres adjacent to the southwest corner of Casino Center Boulevard and Hoover Avenue (APN 139-34-410-032), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions and amending the following condition:

8. *New utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.*

– UNANIMOUS

To be heard by City Council 3/16/2005

NOTE: VICE CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area. It is not within the notice area and is not affected by this action so he would vote on the item.

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 33 – SDR-5782

MINUTES – Continued:

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application, which was held in abeyance from the 1/27/2005 meeting to address concerns raised at that time. The Site Plan was revised to include more landscaping and parking spaces and a fence around the parking area at the front of the property. Conditions have been amended to require a review of the Site Development plan in five years. The applicant proposed a two-phase plan and if Phase II has not been initiated within the five-year period, the applicant would be required to install fully conforming streetscape treatments and perimeter landscaping as required by the Downtown Centennial Plan.

MELVIN GREEN, 3841 Dream Street, appeared on behalf of the applicant and confirmed the comments made by MR. LEOBOLD. He explained both properties would be re-roofed and painted. He asked if the requirements of Condition 8 could be imposed on Phase II of the project. MARGO WHEELER, Planning & Development, indicated the change could be easily made by inserting the word “New” at the beginning of the condition.

COMMISSIONER McSWAIN said any improvement to the site would benefit the corner and she could support the project as revised.

COMMISSIONER DAVENPORT asked staff why a five-year review was imposed when the justification letter from the applicant indicated Phase II would begin in three years. MR. LEOBOLD indicated that the Urban Design Coordinator had discussions with the applicant and determined five-years to be appropriate because of the scope of the improvements.

CHAIRMAN NIGRO declared the Public Hearing closed.

(9:22 – 9:27)

2-3868

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. This Site Development Plan Review shall be subject to a five (5) year review by the Planning Commission and City Council. At that time, full Downtown Centennial Plan improvements may be required.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 33 – SDR-5782

CONDITIONS – Continued:

3. All development shall be in conformance with the site plan and elevations, date stamped 02/01/05, and all other documentation, date stamped 12/14/05, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan requirement for an 11-foot wide sidewalk and five-foot deep amenity zone on Casino Center Boulevard and Hoover Avenue is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.
5. A Waiver from the installation of the standard Fourth Street style fixtures as required by Subsection DS3.1.k of the Downtown Centennial Plan is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.
6. A Waiver of the 8-foot parking lot landscape buffer as required by the Downtown Centennial Plan is hereby approved. The Waiver is subject to a five-year review as described in Condition #2.
7. Shade trees shall be installed in the public right-of-way on Hoover Avenue at a maximum spacing of 30 feet on center, in accordance with Subsection DS4.2.b of the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box.
8. The required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 33 – SDR-5782

CONDITIONS – Continued:

12. Any new property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Dedicate a 10-foot radius on the southwest corner of Hoover Avenue and Casino Center Boulevard prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
16. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.
17. Landscape and maintain all unimproved rights-of-way adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 33 – SDR-5782

CONDITIONS – Continued:

No deviations from adopted City drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

21. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MOD-5854 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREEN WORLD CLEANERS - OWNER: LONE MOUNTAIN PLAZA, LLC - Request for a Major Modification to the Lone Mountain Master Development Plan Use Table TO ADD "DRY CLEANERS" AS A PERMITTED USE IN NEIGHBORHOOD COMMERCIAL AND VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATIONS, Ward 4(Brown).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning & Development Department, gave a brief overview of the application.

JOE NGUYEN, 7621 Jacaranda Street, appeared on behalf of the applicant and concurred with all conditions.

COMMISSIONER STEINMAN felt this type of use was necessary as much of the commercial in

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 34 – MOD-5854

MINUTES – Continued:

the area is being turned to residential. The applicant has operated in the State of California and is very experienced.

CHAIRMAN NIGRO declared the Public Hearing closed.

(9:27 – 9:29)

3-298

CONDITION:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-5669 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH, LLC - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 5.33 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).

THE APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO 03/24/05 PC

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – Motion to bring forward and **HOLD IN ABEYANCE** Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; **STRIKE** Item 24 [VAR-5693]; **TABLE** Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and **WITHDRAW WITHOUT PREJUDICE** Item 28 [VAR-5701], Item 29 [VAR-5713] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-5952 - VARIANCE - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST - Request for a Variance to ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT on 4.87 ACRES WHERE 5.00 ACRES IS THE MINIMUM AREA REQUIRED adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-5788 - REZONING RELATED TO VAR-5952 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST -
 Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-5790 - WAIVER RELATED TO VAR-5952 AND ZON-5788 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 190 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and **HOLD IN ABEYANCE** Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; **STRIKE** Item 24 [VAR-5693]; **TABLE** Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and **WITHDRAW WITHOUT PREJUDICE** Item 28 [VAR-5701], Item 29 [VAR-5713] – **UNANIMOUS**

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5789 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5952, ZON-5788 AND WVR-5788 - PUBLIC HEARING - APPLICANT: GAUGHAN RICHARDSON DEVELOPMENT - OWNER: COX FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-5849 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: BRADLEY VILLAS, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) on 4.77 acres adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Petition of Opposition with 92 signatures from Sam Hobbs

MOTION:

TRUESDELL – APPROVED subject to conditions and adding the following conditions:

- *The project shall be limited to a single story product.*
 - *The project shall not exceed 16 lots.*
- Motion carried with GOYNES voting NO

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 40 [ZON-5850] and Item 41 [WVR-5850].

GARY LEOBOLD, Planning and Development Department, gave a brief overview of the applications. The project conforms to the General Plan. A waiver is requested for a 175-foot separation distance where a minimum of 220 feet is required. Staff finds the hardship justifiable due to the restrictions resulting from the narrow end of the site.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 40 – ZON-5849

MINUTES – Continued:

Although a Site Plan is not required for R-1, the applicant did submit one. Staff suggested that lots 9 and 10 on that plan might not be the required 65-feet in width and advised the applicant to assure that width or a Variance would be required to allow the design to proceed.

BILL CROCKETT, Alpha Engineering, 3131 Mead Avenue, appeared on behalf of the applicant and concurred with all staff conditions. He agreed with MR. LEOBOLD'S assessment of lots 9 and 10 and indicated the applicant would have to return with a Waiver application for the width.

SAM HOBBS, President of the Meister Park Homeowners Association, represented the majority of the 250 people in the association who oppose this application. It is a high-density development that is not compatible with the area and property values will suffer. Privacy will be affected if there are two-story products or if two-story additions are allowed in the future. Horse property in the area creates potential for conflict between new and established residents. Two new developments have been built in the area already and one is under construction. There are two more developments planned and MR. HOBBS was happy to say those developers have met with the homeowners association to avoid problems and conflict. He noted the developer of this application has not had any contact with the association at all.

DAVID BREWER, 5316 Rome Boulevard, MORRY BEAL, 5216 Elm Hill Court, AL DIXON, 5216 Primrose Flower Avenue and CHARLES HENRY, 6713 Cypress Park Court, voiced concerns over the density and future neighbor complaints regarding the horse properties. All would like single-story requirements and higher walls to protect privacy.

MR. CROCKETT said the developer would continue the existing trail and landscaping along Bradley Road. The development density is under four lots per acre and staff indicated the project could go up to eight units per acre. MR. CROCKETT could not confirm if the project would be two-story products.

COMMISSIONER McSWAIN asked about the side setback at the end of the bulb to the east. MR. CROCKETT explained the 10-foot side yard setback with the drainage channel would create approximately 15-foot setbacks. She confirmed with staff that the request is for R-1 and the surrounding area is R-1, except for one lot to the south. Also, unless there was a problem with the width on lots 9 and 10, a Site Plan would not be required at a public meeting. COMMISSIONER McSWAIN stated the zoning request is compatible with the area but she might not be able to support a variance for a more narrow lot.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 40 – ZON-5849

MINUTES – Continued:

COMMISSIONER GOYNES confirmed with MR. CROCKETT that the developer did not have a neighborhood meeting. The Commissioner suggested that would have been a good idea. The area should remain R-E. The project would be jammed in an area of horse properties.

VICE CHAIRMAN TRUESDELL stated the neighbors live in R-1 lots and this is as close to conforming in the intent of the Code. He was not sure if he could support the two narrow lots on the east side of the property. He confirmed that homes in the DR Horton subdivision on Elm Hill were single story. He could support the zoning if limited to 16, single-story lots.

COMMISSIONER EVANS confirmed with DEPUTY CITY ATTORNEY BRYAN SCOTT that the Commission did have the authority to place that type of restriction on a development.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 40 [ZON-5850] and Item 41 [WVR-5850].

(9:29 – 9:49)

3-362

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. Approval of and conformance to the Conditions of Approval of WVR-5850.

Public Works

4. Construct half-street improvements on Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 40 – ZON-5849

CONDITIONS – Continued:

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
6. The approval of all Public Works related improvements shown on the submitted plan is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that a non-standard cul-de-sac length is proposed on the site plan.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WVR-5850 - WAIVER RELATED TO ZON-5849 - PUBLIC HEARING - APPLICANT/ OWNER: BRADLEY VILLAS, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 175 FEET BETWEEN INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED for property adjacent to the east side of Bradley Road, between Deer Springs Way and Rome Boulevard (APN 125-24-701-005), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

See Item 40 [ZON-5850] for related discussion on Item 40 [ZON-5850] and Item 41 [WVR-5850].

(9:29 – 9:49)

3-362

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5849).

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 41 – WVR-5850

CONDITIONS – Continued:

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-5878 – VARIANCE – APPLICANT: PARKWAY CENTER LLC – OWNER: CITY PARKWAY IV A INC. – Request for a Variance FROM THE 750-FOOT SEPARATION REQUIREMENT AND THE 10-FOOT FREEWAY RIGHT-OF-WAY SETBACK REQUIREMENT FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-5877 – SPECIAL USE PERMIT RELATED TO VAR-5878 – PUBLIC HEARING – APPLICANT: PARKWAY CENTER LLC – OWNER: CITY PARKWAY IV A INC. – Request for a Special Use Permit FOR A PROPOSED 50-FOOT HIGH, 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5876 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5878 AND SUP-5877 - PUBLIC HEARING - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC. - Request for a Site Development Plan Review FOR A 15-STORY, 250,000 SQUARE FOOT OFFICE AND COMMERCIAL DEVELOPMENT AND WAIVERS FROM THE PARKWAY CENTER STREETScape REQUIREMENTS, BUILD-TO LINE, AND EXTERIOR MATERIALS REQUIREMENTS on 2.55 acres at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESEL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-5888 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP - Request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Notices Regarding Parking Fees from Kayla Maglish

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN abstaining because her company has been erroneously named in a construction defect lawsuit with Nevada Hand

To be heard by City Council 3/16/2005

NOTE: COMMISSIONER McSWAIN explained that she had been named, in error, in a construction defect lawsuit with Nevada Hand. She advised their Counsel about the error but had not received a response. She asked DEPUTY CITY ATTORNEY SCOTT how that affected her ability to vote and he suggested she abstain.

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open on Item 45 [VAR-5888], Item 46 [VAR-5889] and Item 47 [SDR-5891].

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 45 – VAR-5888

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, gave a brief overview on the applications. The plans were previously approved as a four-story building with parking designed around the structure. Because of parking issues with the first phase, the developer has chosen to place parking under the building so it is now proposed at five stories.

BOB FEIBLEMAN, Nevada Hand, 295 East Warm Springs Road, appeared on behalf of the applicant. He explained that the original plan proposed sharing parking with the Phase I development. Unfortunately that will not be possible because there is no overflow of parking to use. To meet the parking requirement, the building was lifted so parking could go under it with parking outside as well. The exterior parking requires the buildings to be pushed back, which has resulted in the setback variance.

EDNA MINOR, 4170 East Bonanza Road, Apt. 407, a 90-year old resident of Bonanza Pines, spoke in favor of the project. She enjoys her apartment in Phase I. Senior housing in the Valley is hard to come by and it would be a shame to deny the variance and not have the project built. KAYLA MAGLISH, 4170 East Bonanza Road, Apt. 405, spoke in opposition of the project. On Phase I, the developer received a Variance for parking and now, the residents must pay for parking at several of the Pines locations around town. She felt it was wrong to provide covered parking only to charge for it. Copies of notices regarding parking fees were submitted for the record.

MR. FEIBLEMAN explained that he is not in the property management department; however, he did know that there was an expense involved in supplying covered parking canopies. He was unaware of a charge for parking at the properties. The developer is not required to provide covered parking but it is offered. The current application's covered parking in the garage would be free to residents.

VICE CHAIRMAN TRUESDELL recalled that there was a lot of discussion over the parking for Phase I. The developer had provided survey data, which justified the Variance. The fact that the requested number of spaces are inadequate indicates that Code requirements were a better estimate than the survey data. The project is sorely needed in the City so he would support the items but was concerned about the developer charging a fee.

COMMISSIONER EVANS clarified with MR. FEIBLEMAN that individuals without cars do not pay any fees. The prices could not be raised uniformly to cover parking expenses. He had no problem with charging a nominal fee for a guaranteed or covered space. MR. FEIBLEMAN pointed out that this project is unique in that the parking is crowded. Other projects have partially empty parking lots most of the time. MR. LEOBOLD confirmed that the new plan, with the parking under the structure, meets the parking requirement.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 45 – VAR-5888

MINUTES – Continued:

COMMISSIONER STEINMAN questioned whether a parking charge could be tacked onto a subsidized project. MR. FEIBLEMAN pointed out that it is an optional fee, the residents do not have to take advantage of it. There is no shortage of uncovered spaces and there is a waiting list to obtain a covered space.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 45 [VAR-5888], Item 46 [VAR-5889] and Item 47 [SDR-5891].

(9:49 – 10:11)

3-1009

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-5891 and Variance VAR-5889.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Acquire all necessary permits from the Department of Building and Safety.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

☒

DISCUSSION

SUBJECT:

VAR-5889 - VARIANCE RELATED TO VAR-5888 - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP - Request for a Variance TO ALLOW A 154-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 165 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Notices Regarding Parking Fees from Kayla Maglish

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN abstaining because her company has been erroneously named in a construction defect lawsuit with Nevada Hand

To be heard by City Council 3/16/2005

NOTE: COMMISSIONER McSWAIN explained that she had been named, in error, in a construction defect lawsuit with Nevada Hand. She advised their Counsel about the error but had not received a response. She asked DEPUTY CITY ATTORNEY SCOTT how that affected her ability to vote and he suggested she abstain.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 46 – VAR-5889

MINUTES:

See Item 45 [VAR-5888] for related discussion on Item 45 [VAR-5888], Item 46 [VAR-5889] and Item 47 [SDR-5891].

(9:49 – 10:11)

3-1009

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-5891 and Variance VAR-5888.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Acquire all necessary permits from the Department of Building and Safety.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-5891 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5888 AND VAR-5889 - PUBLIC HEARING - APPLICANT/ OWNER: BONANZA PINES III LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A 62-UNIT, FIVE-STORY SENIOR HOUSING DEVELOPMENT on 1.29 acres on the north side of Bonanza Road approximately 1,300 feet west of Lamb Boulevard (APN 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 3 (Reese).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Notices Regarding Parking Fees from Kayla Maglish

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with McSWAIN abstaining because her company has been erroneously named in a construction defect lawsuit with Nevada Hand

To be heard by City Council 3/16/2005

NOTE: COMMISSIONER McSWAIN explained that she had been named, in error, in a construction defect lawsuit with Nevada Hand. She advised their Counsel about the error but had not received a response. She asked DEPUTY CITY ATTORNEY SCOTT how that affected her ability to vote and he suggested she abstain.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 47 – SDR-5891

MINUTES:

See Item 45 [VAR-5888] for related discussion on Item 45 [VAR-5888], Item 46 [VAR-5889] and Item 47 [SDR-5891].

(9:49 – 10:11)

3-1009

CONDITIONS:

Planning and Development

1. Variance VAR-5888 and VAR-5889 approved by the City Council.
2. A revised landscaping plan shall be submitted to the Planning and Development Department prior to the issue of building permits showing a parking lot screen that includes a three-foot high landscaped berm along the front property line that would obscure the parking lot from the street. Plan shall show five five-gallon and five one-gallon shrubs for each 24-inch box tree around the perimeter of the site.
3. A revised site plan shall be submitted to the Planning and Development Department prior to the issue of building permits showing an additional handicap parking space.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/28/04, except as amended by conditions herein.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 47– SDR-5891

CONDITIONS – Continued:

aintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

9. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and from residential development.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 47– SDR-5891

CONDITIONS – Continued:

15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Driveways shall be designed, located and constructed in accordance with Standard drawing #222A.
18. Site development to comply with all applicable conditions of approval for ZON-2954 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-5886 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERICH F. FELTON AND SARAH JAMES FELTON - Request for a Variance TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR AN EXISTING ATTACHED STORAGE SHED on 0.18 acres at 5320 Backwoodsman Avenue (APN 125-25-810-024), R-1 (Single Family Residential) Zone, Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letters of approval from adjacent property owners from Erich Felton
6. Submitted at Meeting – Shed photos from Erich Felton

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with GOYNES, McSWAIN and STEINMAN voting NO

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the project. The shed sits eight feet into the required 15-foot setback.

ERICH FELTON, 5320 Backwoodsman Avenue, appeared and requested approval on the item. He explained that he is improving the property with the addition of fruit trees, a pool and a home

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 48– VAR-5886

MINUTES – Continued:

addition. All of those improvements left only one place for a storage shed as shown in photos he submitted. The hardship is self-imposed; however, he was unaware that a shed would need a Variance the same way a home would. He gave technical details on the construction of the shed.

VICE CHAIRMAN TRUESDELL stated the structure looks to be compatible with the surrounding homes.

COMMISSIONER STEINMAN confirmed that a permit was not pulled for the shed before construction began. He asked why the shed could not be built in the very large side yard. MR. FELTON informed him that the swimming pool would go there along with a room addition. COMMISSIONER STEINMAN felt the shed was not homogenous with the neighborhood and he would not support it.

COMMISSIONER DAVENPORT confirmed that the neighbor adjacent to MR. FELTON'S property is supportive of the item. MR. FELTON submitted letters from his neighbors approving of the shed.

COMMISSIONER GOYNES feared approval would set precedent and everyone on the street would be building non-conforming structures.

COMMISSIONER McSWAIN stated that because there was other space available for the shed she would not be supporting the item.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:11 – 10:19)

3-1841

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0078-94).
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-5894 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS adjacent to the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESELLE – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5893 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5894 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH INC. - Request for a Site Development Plan Review FOR A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND WAIVERS OF THE 70% GLAZING AND THE 330-FOOT SEPARATION REQUIREMENTS on 1.43 acres adjacent to the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

ABEYANCE TO THE MARCH 24, 2005 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – Motion to bring forward and HOLD IN ABEYANCE Item 25 [VAR-5694], Item 26 [SUP-5691], Item 27 [SDR-5689], Item 36 [VAR-5952], Item 37 [ZON-5788], Item 38 [WVR-5790], Item 39 [SDR-5789], Item 42 [VAR-5878], Item 43 [SUP-5877] and Item 44 [SDR-5876] to 3/10/2005 Planning Commission meeting; Item 35 [ZON-5669], Item 49 [SUP-5894] and Item 50 [SDR-5893] to 3/24/2005 Planning Commission Meeting; STRIKE Item 24 [VAR-5693]; TABLE Item 21 [VAC-5569], Item 22 [VAR-5567], Item 23 [SDR-5565], Item 30 [SDR-5700] and Item 31 [WVR-5933]; and WITHDRAW WITHOUT PREJUDICE Item 28 [VAR-5701], Item 29 [VAR-5713] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning and Development, stated that letters are on file for each of the requests.

(6:03 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-5868 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIENGSA MAI MONSAY - OWNER: ZELZAH SHRINE TEMPLE - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400-FOOT MINIMUM SEPARATION DISTANCE REQUIREMENT FROM AN EXISTING PARK at 2327 South Eastern Avenue (APN 162-01-401-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning & Development Department, gave a brief overview of the application. The use is compatible with the area and allowed in this zoning.

VIENGSA MAI MONSAY, 8140 Pecan Valley Avenue appeared with his nephew, PHETSAMONE MAOKHAMPHIOU, 5316 Striking Point Court, and concurred with conditions.

COMMISSIONER EVANS thought the proposed supper club would be a fine addition to the shopping center.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 51 - SUP-5868

MINUTES – Continued:

MR. MAOKHAMPHIOU indicated the restaurant is already open and doing very well. The owner donates the use of the facility to a local church for fundraising purposes.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:19 – 10:23)

3-2192

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. A new trash enclosure meeting all Title 19.08.045.G.4 requirements shall be added to the site, prior to the issuance of a liquor license.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-5871 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM P. MIGUEL, ET AL - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT SEPARATION FROM ANY RESIDENTIAL USE, A WAIVER OF THE 1000 SEPARATION FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT MINIMUM FLOOR AREA REQUIREMENT at 765 North Nellis Boulevard #9 (APN 140-29-802-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – DENIED – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning & Development Department, gave a brief overview of the application. Staff felt the number of waivers made the project incompatible with surrounding land uses.

VINCE LAMBIASI, appeared on behalf of the tenant, Express Cash Financial Services of Nevada, and concurred with all conditions. The tenant has four stores in the Las Vegas Valley and over 80 stores in eight states. He detailed the requests for the variances.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 52 – SUP-5871

MINUTES – Continued:

The project does not meet the 200-foot minimum adjacency requirement; however, MR. LAMBIASI felt the project met with the intent of the ordinance. The rear of the center has a 12-foot tall wall separating it from the residential community. There is no access or traffic created by any tenants from this shopping center.

MR. LAMBIASI stated the project does not meet with the 1,500 square foot requirement but that it was his understanding the requirement was intended to discourage kiosk type establishments. He vouched for the stability of the company by indicating the company signed a 5-year lease. The company would only need 800 square feet to operate but would take a 1,500 square foot unit if one were available, there was not. COMMISSIONER McSWAIN clarified for him that the kiosk scenario was never part of the discussions for the ordinance.

The final variance requested pertained to the 1,000 minimum distance separation to similar uses. MR. LAMBIASI stated there was only one truly similar use in the area and it was a Money Tree store. It is over 1,000 square feet from the front door of the proposed project but less than 1,000 square feet from the shopping center property line. MR. LAMBIASI indicated the Hispanic community in this neighborhood is underserved and the shop would be staffed with individuals who spoke Spanish. COMMISSIONER McSWAIN stated that the ordinance was created because areas of town were being over saturated with this type of use and neighbors felt the communities were being degraded.

MR. LAMBIASI stated there are quality companies in the payday loan business that provide a real service to the community. It is not a predatory business; it is an aide to people who need it. Most clients come from households with annual incomes of 25,000 to 70,000 dollars. The service is less expensive than predatory practices of the mainstream financial businesses. The free market is the best solution for bad practices.

COMMISSIONER McSWAIN agreed with MR. LAMBIASI'S comments regarding a competitive market place but there was an outcry from the community to minimize the impact of this type of usage on neighborhoods. Now that the Council has given parameters to work within, she would vote with the ordinance in mind.

COMMISSIONER STEINMAN indicated that he thought there was a bank in the shopping center that was not reflected on the map.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:23 – 10:37)

3-2393

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-5895 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAGUNA RESTAURANTS, LLC. - OWNER: SEA BREEZE VILLAGE, LLC. - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 1750 N. Buffalo Drive (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 03/16/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning & Development Department, gave a brief overview of the application. The center has multiple uses and this would not negatively impact the area.

There was no applicant present.

DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the Nevada Revised Statutes provide that if an applicant is agreeable to the conditions of an application, the City cannot be sued in the future over any situation resulting from the conditions. He told the Commission that

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 53 – SUP-5895

MINUTES – Continued:

they could pass the item if that was desired and hopefully, the applicant would be present at the City Council Meeting and can verbally agree to the conditions at that time.

(10:37 – 10:40)

3-3110

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar use.
2. Conformance to all applicable requirements of Site Development Plan Review Z-0097-90(5)] and Floor Plans date stamped January 25, 2005.
3. This Special Use Permit shall expire one years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The on-site sale of alcoholic beverages shall be limited to the sale of beer and wine only.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5835 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KAREN M. BAILEY AND THOMAS PRATO - Request for a Site Development Plan Review FOR 1,710 SQUARE FEET OF PROPOSED PAINT BOOTHS ASSOCIATED WITH AN EXISTING MANUFACTURING/WAREHOUSE FACILITY AND WAIVERS OF PERIMETER, FOUNDATION, AND PARKING LOT LANDSCAPING REQUIREMENTS on 1.47 acres adjacent to the southwest corner of Charleston Boulevard and Commerce Street (APN 162-04-506-008), M (Industrial) Zone, Ward 1 (Tarkanian).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning & Development Department, gave a brief overview of the application. The requested paint booths would be located on the west property line and 24-inch box trees would be planted to screen the booths from the view from Charleston Boulevard.

DAVID SPRUELL, 4312 East Russell Road, appeared on behalf of the applicant and requested

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 54 – SDR-5835

MINUTES – Continued:

clarification on Condition 17, which pertained to an update to a drainage study. He questioned why the requirement was imposed since all of the paving and drawings exist. No revisions are requested and no changes were made. BART ANDERSON, Public Works, confirmed with MR. SPRUELL that the paint booths are structures that will occupy space on the ground. Because rainfall will have to channel around them, the Flood Control section requests an update to the approved drainage study. He suggested keeping the condition as is and having the applicant meet with Flood Control to discuss the situation. It would be possible for the condition to be removed at Council if Flood Control is satisfied with the situation.

THOMAS PRATO, 9220 Golden Eagle Drive, asked if the drainage study process would be a lengthy process. MR. ANDERSON explained that the day the site was reviewed by the Flood Control Division, the determination would be made. MR. PRATO was satisfied.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:40 – 10:46)

3-3259

CONDITIONS:

Planning and Development

1. The paint facility shall not be used for painting of motor vehicles.
2. All development shall be in conformance with the site plan and building elevations, dated 12/15/04, except as amended by changes by these conditions.
3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 54 – SDR-5835

CONDITIONS – Continued:

maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an extension of time is granted.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoebox fixtures and downward directed lights. Wall pack lighting shall utilize shoebox fixtures and downward directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened and shall not create fugitive lighting.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 54 – SDR-5835

CONDITIONS – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. In particular, the north wall of the site must be developed so as to eliminate impacts to residential areas to the north. Wall heights shall be measured from the side of the fence with the least vertical exposure above finished grade.
13. All City Code requirements and design standards must be satisfied.

Public Works

14. Grant an appropriate Traffic Signal Chord Easement on the southwest corner of Charleston Boulevard and Commerce Street prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current Las Vegas Downtown Centennial City Standards prior to the issuance of any permits for this site.
16. This site has an existing City of Las Vegas Sewer Easement near the northern perimeter, no building or structures shall be allowed to encroach upon the existing sewer easement.
17. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study update.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5883 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: KING'S CROSSING, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 440-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 18.07 acres at 2150 North Tenaya Way (APN 138-22-601-001, 002, and 003), R-3 (Medium Density Residential) Zone, Ward 4 (Brown).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Parking Study from Bob Gronauer

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application. The development was originally approved in 1988 and at that time, met City standards. Under the current Code, the project is deficient by 100 parking spaces and only provides about 50 percent of the required perimeter landscaping.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 55 – SDR-5883

MINUTES – Continued:

BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions. He oriented the Commission to the site and addressed the parking deficiency. The project is a condominium conversion and when originally approved, it did meet Code. A parking study was done at various times at the subject site and the results from that study justify the argument that the parking is adequate for the site. Once the units are sellable, each unit would receive one reserved parking stall and the remainder would be available to anyone. MR. GRONAUER said the developer understood the conditions pertaining to the landscaping deficiency and agreed to meet the conditions imposed to resolve the situation.

COMMISSIONER McSWAIN confirmed with MR. GRONAUER that the occupancy rate of the apartment complex is at 90 to 95 percent. She suggested a five percent variation would not change the numbers found in the parking study.

COMMISSIONER EVANS said he would support the item; however, he wanted to voice his concern that at some point, the multiple conversions being approved within the City would displace individuals who like to rent. He hoped a dialogue would take place in the future to discuss this topic. CHAIRMAN NIGRO concurred.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:46 – 10:53)

3-3653

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped December 28, 2004 except as amended by conditions herein.
2. A total of 61 parking lot trees are required pursuant to the Urban Design Guidelines and Standards. Landscape islands located at the end of all parking rows shall provide at least one (1) 24-inch box tree. Only half of the trees provided at such islands can be counted toward the minimum tree requirement per parking space.
3. The front, rear, and side planter areas shall contain a minimum of one (1) 24-inch box deciduous or evergreen tree for every thirty (30) linear feet of planter, plus one (1) additional 24-inch box tree.
4. Parking shall meet Title 19 handicapped parking requirements.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 55 – SDR-5883

CONDITIONS – Continued:

5. The applicant shall meet with the Department of Building and Safety for any ADA compliance issues.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. A landscaping plan must be submitted prior to or at the same time application is made for a final map.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf. The remaining turf shall only be used in the active amenity areas, not as an accent feature.
11. A revised landscape plan shall be submitted prior to final map approval. The revised landscape plan shall reflect all conditions of approval into one plan.
12. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. Should additional maintenance activities be requested

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 55 – SDR-5883

CONDITIONS – Continued:

by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

13. The applicant shall meet with the Department of Building and Safety for any ADA compliance issues.
14. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of a map for this site.
17. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 55 – SDR-5883

CONDITIONS – Continued:

City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.
22. Site development to comply with all applicable conditions of approval for Z-74-84 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-5890 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT SHORES HOLDINGS, LLC - OWNER: DESERT SHORES L.L.C - Request for a Site Development Plan Review FOR THE CONVERSION OF A 424-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 19.23 acres adjacent to the southeast corner of Rampart Boulevard and Cheyenne Avenue (APN 138-16-110-001), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Parking Study from Bob Gronauer

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

GARY LEOBOLD, Planning & Development Department, gave a brief overview of the application. The development was originally approved in 1988 and at that time, met City standards. Under the current Code, the project is deficient by 37 parking spaces.

BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions. He explained the developer is well known in Florida and very experienced in condominium conversions.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 56 – SDR-5890

MINUTES – Continued:

The project is a condominium conversion and when originally approved, it did meet Code. A parking study was done at various times at the subject site and the results from that study justify the argument that the parking is adequate for the site. He has had contact with the individuals from the Desert Shores community and they are happy to have the apartments be converted. The price range would be from 100,000 to 150,000 dollars per unit.

VICE CHAIRMAN TRUESDELL asked about any notice process involving the existing residents. MR. GRONAUER indicated that this company not only notifies the tenant but gives them the first right of refusal on the units and offers an incentive package for purchasing the units. VICE CHAIRMAN TRUESDELL said he would like the Commission to consider having a requirement that developers meet with the residents of the apartment complex being converted. Currently, surrounding residents would most likely receive notice before the residents within the apartments would. MR. LEOBOLD stated that there is an association pertaining to condominium conversions and he would provide the Commission with information from that association on conversion notification policy prior to the next meeting.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:53 – 11:00)

4-221

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations of Site Development Plan Review [Z-0043-87 (1)], except as amended by conditions herein.
3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 56 – SDR-5890

CONDITIONS – Continued:

5. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of a map for this site.
8. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 56 – SDR-5890

CONDITIONS – Continued:

Building and Safety prior to the recordation of a Final Map for this site. Evidence of payment is required with Final Map mylar submittal.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map to discuss fire requirements for the proposed use of this facility.
13. Site development to comply with all applicable conditions of approval for Z-43-87 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-5896 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC. -
Request for a Site Development Plan Review FOR A PROPOSED 12,360 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF FOUNDATION LANDSCAPING AND THE 20-FOOT PERIMETER LANDSCAPING REQUIREMENT on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN a portion of 138-01-219-002), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application. A sewer easement runs along Craig Road through the landscaping planter and staff recommended amending Condition 5 to address the issue.

JEFF RANDALL, Great Basin Engineering, 2010 North Redwood Road, Salt Lake City, Utah,

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 57 – SDR-5896

MINUTES – Continued:

appeared on behalf of the applicant. He explained the project was for a general retail building. The applicant has had discussions with staff regarding the landscaping requirements for the front and regarding the placement of additional trees in regards to the sewer easement. He concurred with all conditions and the amendment MR. RANKIN read into the record.

VICE CHAIRMAN TRUESDELL questioned whether trucks could circulate in the back of the building. He recollected that when the center was approved, he thought such circulation was prohibited. MR. RANKIN thought he was correct. He supported the application as proposed.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:00 – 11:04)

4-435

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all applicable Conditions of Approval for Rezoning (Z-0108-88), Site Development Plan Review (Z-0108-88(15)), Tentative Map (TM-0024-99), Final Map (FM-0077-99), and Master Sign Plan (MSP-5003).
3. All development shall be in conformance with the site plan and building elevations date stamped 12/28/04 of Site Development Plan Review [SDR-5896] except as amended by conditions herein.
4. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an additional four 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Craig Road. A total of nineteen 24-inch box trees are required along Craig Road.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 57 – SDR-5896

CONDITIONS – Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.
 - (a) The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components.
 - (b) The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan.
 - (c) The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is then required to provide for said maintenance.
 - (d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 57 – SDR-5896

CONDITIONS – Continued:

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map or building permit, to reflect the move of the east pylon sign proposed for the Craig Boulevard frontage so that it will be located a minimum of 73’-6” from the nearest single-family property to the east in accordance with the Residential Protection Standards listed in Title 19.14. and Master Sign Plan MSP-5003.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. No structures shall be built within the existing public sewer easements located along the south and east portion of this site.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, the submittal of any construction drawings, or the recordation of a Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 57 – SDR-5896

CONDITIONS – Continued:

19. Site development to comply with all applicable conditions of approval for Z-108-88, the Alta Mira Plaza (Commercial Subdivision) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-5899 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COLIN AND JENNIFER FRANK - Request for a Site Development Plan Review FOR A CHILD CARE FACILITY AND WAIVERS OF THE BUILD-TO STANDARD, FOUNDATION LANDSCAPING, AND PERIMETER LANDSCAPING on 0.65 acres adjacent to the southeast corner of Martin Luther King Boulevard and Miller Avenue (APN 139-21-510-078, 079), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C. 03/16/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council 3/16/2005

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, gave a brief overview of the application. He indicated there were landscaping deficiencies; however, staff felt it was appropriate because the landscaping made up for the parking lot and perimeter area landscaping on the site. The use is appropriate.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 58 – SDR-5899

MINUTES – Continued:

MELVIN GREEN, 3305 West Spring Mountain Road, Apt. 92, appeared on behalf of the applicant and concurred with staff's conditions.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:04 – 11:05)

4-564

CONDITIONS:

Planning and Development

1. A Waiver of the building placement, foundation landscaping, and perimeter landscaping regulations as requested shall be granted.
2. The existing sign located on the site shall be removed.
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/02/2005 except as amended by conditions herein.
4. The existing fence on the southern property line shall be replaced with a six-foot block wall. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
7. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 58 – SDR-5899

CONDITIONS – Continued:

9. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

Public Works

16. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.
17. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2005
Planning and Development Department
Item 58 – SDR-5899

CONDITIONS – Continued:

shall be restored at its original location and to its original width concurrent with development of this site.

18. Driveways shall be designed, located and constructed as required by City of Las Vegas Traffic Engineering.
19. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 10, 2005

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None.

MEETING ADJOURNED AT 11:04 P.M.

Respectfully submitted:

STACEY CAMPBELL, DEPUTY CITY CLERK

YDOLEENA YTURRALDE, DEPUTY CITY CLERK